LOT 28
PLANTATION POINT PB 5/269

SCIARINI CHARLES K & PATRICIA M L/E/
1255 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

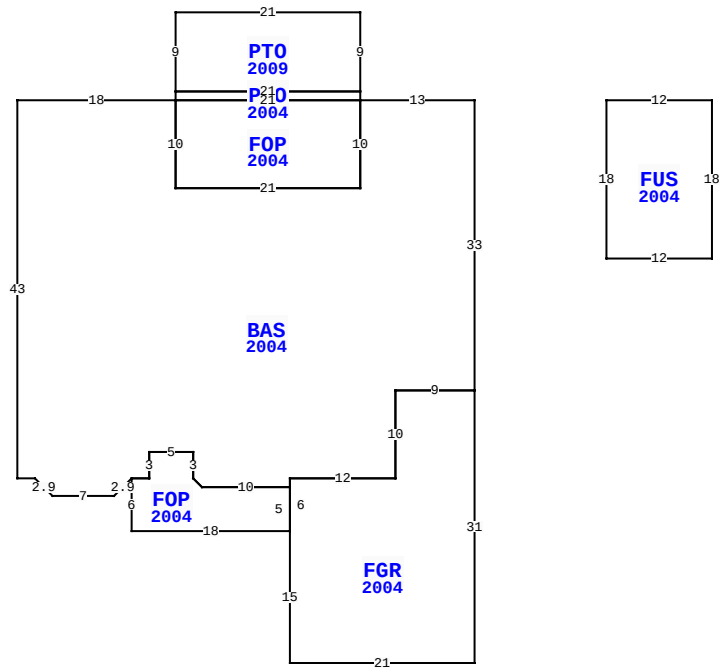
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2004	1,950	343,472
FGR	531	55	2004	292	51,432
FOP	113	30	2004	34	5,989
FOP	210	30	2004	63	11,097
FUS	216	100	2004	216	38,046
PTO	21	5	2004	1	176
PTO	189	5	2009	9	1,585
TOTALS	3,230			2,565	451,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,565	123.8688	195.71	501,996	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2005 Heated Area: 2166 HX Base Yr 2005



1255 MISSION SAN CARLOS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		451,796
TOTAL MARKET OB/XF VALUE		10,336
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		812,132
SOH/AGL Deduction		526,513
ASSESSED VALUE		285,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,897
TOTAL JUST VALUE		812,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		791,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22773	XFOB	4,000	08/01/2009
B0412404	NEW CONSTR	162,643	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0591	9/06/2019	LE	U	I	11	100
GRANTOR: SCIARINI CHARLES K &						
GRANTEE: SCIARINI CHARLES &						
1221/1601	4/13/2004	WD	U	V	07	100
GRANTOR: BALSAMO ANTHONY G JR						
GRANTEE: SCIARINI CHARLES K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] N1 PTO=[YR=2009] N9 W21 S9 E21$ W21 S1 E21$ FOP=[YR=2004] W21 S10 E21 N10$ S10 W21 N10 W18 S43 E2 R2 D2 E7 U2 R2 FOP=[YR=2004] S6 E18 FGR=[YR=2004] S15 E21 N31 W9 S10 W12 S6$ N5 W10 U1 L1 N3 W5 S3 W2 $ E2 N3 E5 S3 R1 D1 E10 N1 E12 N10 E9 N33$ PTR=E15 FUS=[YR=2004] E12 S18 W12 N18$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1126	CB/STC 8"	0	100	15	4	60.00	SF	8.00	8.00	100	2004	2004	3	83	398	
2	0855	CONC PAVER	0	100	0	0	97.00	SF	7.00	7.00	100	2009	2009	3	89	604	
3	0855	CONC PAVER	0	100	0	0	392.00	SF	7.00	7.00	100	2009	2009	3	89	2,442	
4	0855	CONC PAVER	0	100	0	0	872.00	SF	7.00	7.00	100	2009	2009	3	89	5,433	
5	0911	SCRN RM A	0	100	10	21	210.00	SF	17.50	17.50	100	2009	2009	3	35	1,286	
6	0475	VF 4 SBPL	0	100	0	0	12.00	LF	14.00	14.00	100	2009	2009	3	74	124	
7	0469	VF LATTIC	0	100	0	0	12.00	SF	5.50	5.50	100	2009	2009	3	74	49	

LAND DESCRIPTION

TOTAL OB/XF 10,336

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS